REGISTERED NUMBER: 09067006 (England and Wales)

Unaudited Financial Statements

for the Year Ended 30 September 2018

for

Cockpit Land Ltd

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for the Year Ended 30 September 2018

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Cockpit Land Ltd (Registered number: 09067006)

Balance Sheet
30 September 2018

	30.9.18	30.9.17
	£	£
CURRENT ASSETS	36,618	7,848
CREDITORS		
Amounts falling due within one year	(36,467)	(6,758)
NET CURRENT ASSETS	151	1,090
TOTAL ASSETS LESS CURRENT LIABILITIES	151	1,090
RESERVES	151	1,090

NOTE TO THE FINANCIAL STATEMENTS

1. **STATUTORY INFORMATION**

Cockpit Land Ltd is a private company, limited by guarantee , registered in England and Wales. The company's registered number and registered office address are as below:

Registered number: 09067006

Registered office: 2 Hallgarth
Pickering
North Yorkshire
YO18 7AW

continued...

Balance Sheet - continued
30 September 2018

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 30 September 2018.

The members have not required the company to obtain an audit of its financial statements for the year ended 30 September 2018 in accordance with Section 476 of the Companies Act 2006.

The directors acknowledge their responsibilities for:

(a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and

(b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The financial statements have been prepared in accordance with the micro-entity provisions and delivered in accordance with the provisions of Part 15 of the Companies Act 2006 relating to small companies.

The financial statements were approved by the Board of Directors on 28 June 2019 and were signed on its behalf by:

P H Johnson - Director

Chartered Accountants' Report to the Board of Directors
on the Unaudited Financial Statements of
Cockpit Land Ltd

The following reproduces the text of the report prepared for the directors in respect of the company's annual unaudited financial statements. In accordance with the Companies Act 2006, the company is only required to file a Balance Sheet. Readers are cautioned that the Income Statement is not required to be filed with the Registrar of Companies.

In order to assist you to fulfil your duties under the Companies Act 2006, we have prepared for your approval the financial statements of Cockpit Land Ltd for the year ended 30 September 2018 which comprise the Income Statement, Balance Sheet and the related notes from the company's accounting records and from information and explanations you have given us.

As a practising member firm of the Institute of Chartered Accountants in England and Wales (ICAEW), we are subject to its ethical and other professional requirements which are detailed within the ICAEW's regulations and guidance at http://www.icaew.com/en/membership/regulations-standards-and-guidance.

This report is made solely to the Board of Directors of Cockpit Land Ltd, as a body, in accordance with our terms of engagement. Our work has been undertaken solely to prepare for your approval the financial statements of Cockpit Land Ltd and state those matters that we have agreed to state to the Board of Directors of Cockpit Land Ltd, as a body, in this report in accordance with ICAEW Technical Release 07/16AAF. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than Cockpit Land Ltd and its Board of Directors, as a body, for our work or for this report.

It is your duty to ensure that Cockpit Land Ltd has kept adequate accounting records and to prepare statutory financial statements that give a true and fair view of the assets, liabilities, financial position and loss of Cockpit Land Ltd. You consider that Cockpit Land Ltd is exempt from the statutory audit requirement for the year.

We have not been instructed to carry out an audit or a review of the financial statements of Cockpit Land Ltd. For this reason, we have not verified the accuracy or completeness of the accounting records or information and explanations you have given to us and we do not, therefore, express any opinion on the statutory financial statements.

Hallgarth Accountants Ltd
2 Hallgarth
Pickering
North Yorkshire
YO18 7AW

28 June 2019

This document was delivered using electronic communications and authenticated in accordance with the registrar's rules relating to electronic form, authentication and manner of delivery under section 1072 of the Companies Act 2006.